

149.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

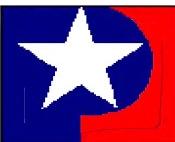
Total Card / Total Parcel

786,100 / 786,100

APPRAISED: 786,100 / 786,100

USE VALUE: 786,100 / 786,100

ASSESSED: 786,100 / 786,100


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 345 | | GRAY ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|--------------------------------|--|
| Owner 1: HUNG MARY Z/DAVID C F | |
| Owner 2: WOO PETER Z K | |
| Owner 3: | |

| | |
|-----------------------|--|
| Street 1: 294 GRAY ST | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: N |

| | |
|--------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: WOO LAN-YING - | |
| Owner 2: WOO PETER Z K - | |
| Street 1: 345 GRAY ST | |
| Twn/City: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02476 | Type: |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1777 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |
| Amount | Com. Int |

| | |
|------------------|------|
| PROPERTY FACTORS | |
| Item | Code |
| Description | % |
| Z | R1 |
| SINGLE FA | 100 |
| water | |
| o | |
| Sewer | |
| n | |
| Electri | |
| Census: | |
| Flood Haz: | |
| D | |
| Topo | 1 |
| s | |
| Street | |
| t | |
| Gas: | |

| | |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |
| No of Units | Depth / PriceUnits |
| Unit Type | Land Type |
| LT Factor | Base Value |
| Unit Price | Adj |
| Neigh | Neigh Influ |
| Neigh Mod | Infl 1 % |
| Infl 2 % | Infl 3 % |
| Appraised Value | Alt Class % |
| Spec Land | J Code Fact |
| Use Value | Notes |

| | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 4655 | Sq. Ft. | Site | 0 | 80. | 1.20 | 9 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4655.000 | 338,400 | | 447,700 | 786,100 | | 98539 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 01/14/09 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 149.0-0007-0006.0 | Date |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | |
| 2022 | 101 | FV | 338,400 | 0 | 4,655. | 447,700 | 786,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 328,200 | 0 | 4,655. | 447,700 | 775,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 328,200 | 0 | 4,655. | 447,700 | 775,900 | 775,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 247,300 | 0 | 4,655. | 419,700 | 667,000 | 667,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 247,300 | 0 | 4,655. | 347,000 | 594,300 | 594,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 247,300 | 0 | 4,655. | 319,000 | 566,300 | 566,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 247,300 | 0 | 4,655. | 291,000 | 538,300 | 538,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 241,200 | 0 | 4,655. | 285,400 | 526,600 | 526,600 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | PAT ACCT. | |
|-------------------|-----------|-----------|--------|-----------|------------|----|-----|--------------|-----------|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | |
| WOO LAN-YING | 49448-301 | 5/15/2007 | Family | | 10 | No | No | | | |
| WOO LAN-YING-E | 47325-178 | 4/24/2006 | Family | | 10 | No | No | | | |
| WOO PETER & LAN | 22929-443 | 2/23/1993 | | | 99 | No | No | A | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | | |
|------------------|--------|--------------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | | |
| 5/1/2009 | | Missed Appt. | | | | | | | 5/1/2009 | Missed Appt. | 372 | PATRIOT | | | | | | | | | | | | |
| 1/14/2009 | | Measured | | | | | | | 1/14/2009 | Measured | 372 | PATRIOT | | | | | | | | | | | | |
| 11/30/1999 | | Mailer Sent | | | | | | | 11/30/1999 | Mailer Sent | | | | | | | | | | | | | | |
| 11/23/1999 | | Measured | | | | | | | 11/23/1999 | Measured | 263 | PATRIOT | | | | | | | | | | | | |
| 1/1/1982 | | | | | | | | | 1/1/1982 | | MS | | | | | | | | | | | | | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
| | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-----------------------|------------------------|--------------------------|---------------------------|---|------------------------|-------------------------|------------------------------------|-------------------------|----------|----------------------|--------------|--------------|------------|---|--|----------|--------|---------|--------|----|-------|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2 - 2 Story | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Good | A Bath: | Rating: | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Good | A HBth: | Rating: | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: | OthrFix: | Rating: | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | Roof Cover: 1 - Asphalt Shgl | Color: WHITE | View / Desir: | Kits: 1 | Rating: Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | A Kits: | Rating: | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | | |
| Grade: C - Average | Year Blt: 1924 | Eff Yr Blt: | Alt LUC: | Fpl: 1 | Rating: Good | Other | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: . | | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | CONDO INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wal 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Floor: | | | | Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB: 1 | | | | | | | | | | | | | | |
| Phys Cond: GD - Good | Functional: | Economic: | Special: | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | |
| 18. % | | | | Name: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | |
| | | | | | | | | Interior: | 1 | 7 | 3 | | | | | | | | | | | | | | | |
| | | | | | | | | Additions: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Kitchen: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Baths: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Plumbing: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Electric: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Heating: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | General: | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Totals | 1 | 7 | 3 | | | | | | | | | | | | | | | |
| DEPRECIATION | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | | | |
| Avg Ht/FL: STD | Prim Int Wal 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Total: 18.6 % | Basic \$ / SQ: 130.00 | Size Adj.: 1.24088347 | Const Adj.: 0.99485052 | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | |
| | | | | | Adj \$ / SQ: 160.484 | Other Features: 87250 | Grade Factor: 1.00 | | | | | | FFL | First Floor | 906 | 160.480 | 145,399 | | | | | | | | | |
| | | | | | NBHD Inf: 1.00000000 | NBHD Mod: | LUC Factor: 1.00 | WtAv\$/SQ: | AvRate: | Ind.Val | | | BMT | Basement | 871 | 48.150 | 41,935 | | | | | | | | | |
| | | | | | Adj Total: 415766 | Depreciation: 77332 | Final Total: 338400 | Juris. Factor: | | Before Depr: | 160.48 | | SFL | Second Floor | 871 | 160.480 | 139,782 | | | | | | | | | |
| | | | | | Depreciated Total: 338433 | Special Features: 0 | Val/Su Net: 126.27 | | | Val/Su SzAd | 190.43 | | OPP | Open Porch | 32 | 43.770 | 1,401 | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 149.0-0007-0006.0 | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | |  | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | |
| More: N | Total Yard Items: | | | | | | | | | Total Special Features: | | | | | | | | | Total: | | | | | | | |